

Return to: O'BRIEN LAW FIRM, LLC
1630 Goodman Rd. East-Suite 5
Southaven, MS 38671

(662) 349-3339 20040431

This document was prepared by John C. Morris, III, 2309 Oliver Rd., Monroe, Louisiana 71201
Telephone: (318) 330-9020

BK 0480 PG 0627

INDEXING INSTRUCTIONS:

Lot 47, S-B Cross Creek Subdivision, Section 12, Township 3 South, Range 8 West, Desoto County, Mississippi

STATE OF MISSISSIPPI

COUNTY OF DESOTO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the undersigned, grantor (s) **Homecomings Financial Network, Inc.**, do hereby convey, and warrant specially unto grantee (s) **John E. Perry**, the following described property situated in Desoto County, Mississippi, to-wit;

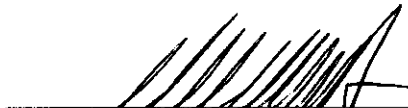
SEE ATTACHMENT EXHIBIT "A"

City, County, and State ad valorem taxes for the year 2004 are to be pro-rated as of the date of delivery of this deed.

The above warranty and this conveyance is made subject to any and all valid and outstanding oil, gas, and mineral leases, exceptions, reservations and conveyances.

The above warranty and this conveyance is made subject to any and all easements for public utilities as presently laid out, constructed or in use.

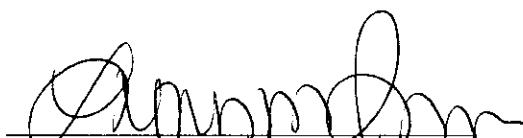
WITNESS MY SIGNATURE, this the 4 day of AUGUST, 2004.
Homecomings Financial Network, Inc. by its Attorney-in-Fact **GMAC Mortgage Corporation**


BY: GLENN STAVENS

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 4 day of AUGUST, 2004, within my jurisdiction, the within name GLENN STAVENS who acknowledge that he/she is LIMITED SIGNING OFFICER of **GMAC Mortgage Corporation**, a corporation which is the Attorney in Fact for **Homecomings Financial Network, Inc.**, a corporation, and that for and on behalf of the said **GMAC Mortgage Corporation** in its representative capacity as Attorney in Fact for **Homecomings Financial Network, Inc.**, that he/she executed the above and foregoing instrument, after first having been duly authorized so to do.


NOTARY

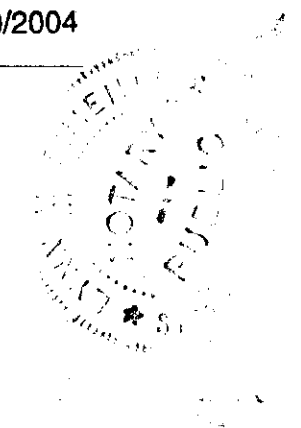
My Commission Expires 9/30/2004

MY COMMISSION EXPIRES

GRANTOR:
Homecomings Financial Network, Inc.
4 Corporate Drive
Shelton, CT 06484
203-447-5522

GRANTEE:
John E. Perry
2245 Greenridge Road
North Charleston, SC 29406
662-429-9886 N/A

se/R04-1064



STATE MS.-DESO TO CO.
AUG 26 4 42 PM '04
BK 480 PG 627
J.E. DAVIS CH. CLK.

EXHIBIT "A"

Lot 47, Section B Cross Creek Subdivision, Situated in Section 12, Township 3 South, Range 8 West, DeSoto County, Mississippi, as shown on Plat of record in Plat Book 63, Page 3, in the office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said lot.

① 894 / 6. / 2004 (P)

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RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

GMAC Mortgage - Client Branded Solutions
4 Corporate Drive
Shelton, CT 06484
Attention: Zena Person

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that HomeComings Financial Network, Inc. a corporation organized and existing under the laws of the State of Delaware and having its principal place of business at 9350 Waxie Way, 1st Floor, San Diego, CA 92123 as Owner (the "Owner") pursuant to that Servicing Agreement between GMAC Mortgage Corporation (the "Servicer") and the Owner, dated as of May 1, 2002 (the "Agreement"), hereby constitutes and appoints the Servicer, by and through the Servicer's officers, the Owner's true and lawful Attorney-in-Fact, in the Owner's name, place and stead and for the Owner's benefit, in connection with all mortgage loans and REO properties subject to the terms of the Agreement for the purpose of performing certain acts and executing certain documents in the name of the Owner as may be customarily and reasonably necessary and appropriate to effectuate the following enumerated transactions in respect of any of the mortgages or deeds of trust (the "Mortgages" and the "Deeds of Trust" respectively) and promissory notes secured thereby (the "Mortgage Notes") for which the undersigned is the Owner (whether the undersigned is named therein as mortgagee or beneficiary or has become mortgagee by virtue of endorsement of the Mortgage Note secured by any such Mortgage or Deed of Trust) and for which the Servicer is performing servicing activities all subject to the terms of the Agreement.

This appointment shall apply to the following enumerated transactions only:

1. The modification or re-recording of a Mortgage or Deed of Trust, where said modification or re-recording is for the purpose of correcting the Mortgage or Deed of Trust to conform same to the original intent of the parties thereto or to correct title errors discovered after such title insurance was issued and said modification or re-recording, in either instance, does not adversely affect the lien of the Mortgage or Deed of Trust as insured.
2. The subordination of the lien of a Mortgage or Deed of Trust to an easement in favor of a public utility company of a United States governmental agency or unit with powers of eminent domain; this section shall include, without limitation, the execution of partial satisfactions/releases, partial reconveyances or the execution or requests to trustees to accomplish same.

3. The conveyance of the properties to the mortgage insurer, or the closing of the title to the property to be acquired as real estate owned, or conveyance of title to real estate owned.
4. The completion of loan assumption agreements.
5. The full satisfaction/release of a Mortgage or Deed of Trust or full conveyance upon payment and discharge of all sums secured thereby, including, without limitation, cancellation of the related Mortgage Note.
6. The assignment of any Mortgage or Deed of Trust and the related Mortgage Note, in connection with the repurchase of the mortgage loan secured and evidenced thereby.
7. The full assignment of a Mortgage or Deed of Trust upon payment and discharge of all sums secured thereby in conjunction with the refinancing thereof, including, without limitation, the assignment of the related Mortgage Note.
8. With respect to a Mortgage or Deed of Trust, the foreclosure, the taking of a deed in lieu of foreclosure, or the completion of judicial or non-judicial foreclosure or termination, cancellation or rescission of any such foreclosure, including, without limitation, any and all of the following acts:
 - a. the substitution of trustee(s) serving under a Deed of Trust, in accordance with state law and the Deed of Trust;
 - b. the preparation and issuance of statements of breach or non-performance;
 - c. the preparation and filing of notices of default and/or notices of sale
 - d. the cancellation/rescission of notices of default and/or notices of sale;
 - e. the taking of a deed in lieu of foreclosure; and
 - f. the preparation and execution of such other documents and performance such other actions as may be necessary under the terms of the Mortgage, Deed of Trust or state law to expeditiously complete said transactions in paragraphs 8(a) through 8(e), above.

The undersigned gives said Attorney-in-Fact full power and authority to execute such instruments and to do and perform all and every act and thing necessary and proper to carry into effect the power or powers granted by or under this Limited Power of Attorney, each subject to the terms and conditions set forth in the Agreement and in accordance with the standard of care set forth in the Agreement as fully as the undersigned might or could do, and hereby does ratify and confirm to all that said Attorney-in-Fact shall lawfully do or cause to be done by authority

hereof. This Limited Power of Attorney shall be effective as of May 20, 2002 and terminate on the termination of the Servicing Agreement.

Third parties without actual notice may rely upon the exercise of the power granted under this Limited Power of Attorney; and may be satisfied that this Limited Power of Attorney shall continue in full force and effect and has not been revoked unless an instrument of revocation has been made in writing by the undersigned.

The Servicer agrees to indemnify and hold the Owner and its directors, officers, employees and agents harmless from and against any and all liabilities, obligations, losses, damages, penalties, actions, judgments, suits, costs, expenses and disbursements of any kind or nature whatsoever incurred by reason or result of or in connection with the exercise by the Servicer of the powers granted hereunder. The foregoing indemnity shall survive the termination of this Limited Power of Attorney.

IN WITNESS WHEREOF, HomeComings Financial Network, as Owner pursuant to that Servicing Agreement between the Owner and the Servicer, dated as of May 1, 2002, has caused its corporate seal to be hereto affixed and these presents to be signed and acknowledged in its name and behalf by Karlyn Kent, its duly elected and authorized Senior Vice President this 16th day of May, 2003.

HomeComings Financial Network, Inc.

By: 

Name: Karlyn Kent

Title: Senior Vice President

Witnessed:

By: 

Name: Cynthia Huerfano

By: 

Name: Marion Santos

STATE OF CALIFORNIA

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COUNTY OF SAN DIEGO

On May 21, 2003, before me, the undersigned, a Notary Public in and for said state, personally appeared Karlyn Kent personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the entity upon behalf of which the person acted and executed the instrument.

WITNESS my hand and official seal.

(SEAL)

*Catherine E. Coto*
Notary Public

STATE OF MS
COUNTY OF HINDS
FILED - RECORDED

JUN 24 3 02 PM '03

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L. GLYN PIPPER
CHANCELLER